

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

TRANSFER
TAX
PAID

008-158
Know all Men by these Presents,

2327123897

That

Timothy J. Lugar

of HOOKSETT, County of ROCKINGHAM, State of NH,
being unmarried, for consideration paid, grant to Christopher R. Blodgett and Lydia A.

Lefebvre
of Waterville, County of Kennebec, State of ME,
whose mailing address is P.O. Box 2603 Waterville, ME 04901

with warranty covenants as joint tenants the land in Waterville, County of Kennebec,
State of Maine, described as follows:

A certain lot or parcel of land together with the buildings thereon, situated on the Northwestern side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the Northwestern right of way line of said Marston Road at the Easterly most corner the premises described in the deed of Robie F. Bickmore et al. to Robie F. Bickmore et al., said deed dated 1984 and recorded in the Kennebec County Registry of Deeds Book 2727, Page 296; thence by the following courses and distances, to wit:

North sixty-two degrees, twenty-seven minutes, twenty-one seconds West (N 62° 27' 21" W) along the Northeasterly line of the land owned by said Bickmore, a distance of one hundred fifty-two and 46/100ths (152.46) feet to an iron rod set at the Northerly most corner of the land owned by said Bickmore and on the Southeasterly line of the premises described in the deed of John T. Balbo et al. to Avery R. Harrington et al., said deed dated August 7, 1986 and recorded in the Kennebec County Registry of Deeds, Book 3006, Page 314, said Harrington land being in the Town of Oakland; thence North twenty-seven degrees, eleven minutes, twenty-eight seconds East (N 27° 11' 28" E) along the Southeasterly line of the land owned by said Harrington and along a Southeasterly line of the Town of Oakland, a distance of two hundred twenty-four and 97/100ths (224.97) feet to a drill hole in a rock set on said line for a corner; thence South fifty-nine degrees, nineteen minutes, thirty-eight seconds, East (S 59° 19' 38" E) along the Southerly line of land to be retained by the grantor herein, a distance of two hundred forty-four and 28/100ths (244.28) feet to an iron rod set on the Northwestern right of way line of said Marston Road; thence South fifty degrees thirty-five minutes, fifty-seven seconds West (S 50° 35' 57" W) along said right of way line, a distance of two hundred thirty and 00/100ths (230.00) feet to the iron rod set at the point of beginning.

The above described parcel of land contains forty-three thousand, five hundred sixty (43,560) square feet, more or less, or one and 000/1000ths (1.000) acres and is a one acre lot out of the Southerly most portion of the premises.

Being shown on a survey entitled "Plan of Property owned by Katherine Pierce and the Personal Representative of the Estate of J. Hobart Pierce," Marston Road, Oakland and Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, said plan dated 12/93 and to be recorded in the Kennebec County Registry of Deeds.

All iron rods called as "set" in the foregoing description are ½ inch rebar, capped and labeled "K & K Land Surveyors, Inc., #1132."

Meaning and intending to describe and convey the same premises conveyed to Timothy J. Lugar by Personal Representatives Deed of Janet Coughlin for the "See description attached hereto and made a part hereof"

Granite Title Services

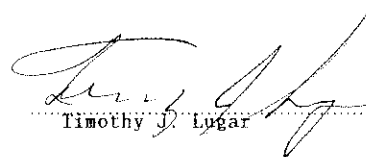
Estate of Katherine Pierce dated July 28, 1994 and recorded at Book 4734, Page 131, Kennebec County Registry of Deeds.

And

husband/wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness his hand and seal this 25th day of the month of
April, 19 97

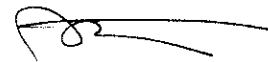
Signed, Sealed and Delibered
in presence of


Timothy J. Lugar


State of Maine, County of Kennebec ss April 25, 19 97
Then personally appeared the above named Timothy J. Lugar

and acknowledged the foregoing instrument to be his free act and deed.

Before me,



P.J. STILES Notary Public
Attorney at Law, State of Maine
(authorized to take acknowledgments
pursuant to 4 M.R.S.A. § 1056)
Printed Name

My Commission Expires 

RECEIVED KENNEBEC CO.
97 APR 28 AM 11:12

ATTEST: 
REGISTER OF DEEDS